



PLANNING

Town of Reading

16 Lowell Street
Reading, MA 01867-2683
Phone: (781) 942-9010

Community Planning and Development Commission

APR 28 2016

APPLICATION DEFINITIVE SUBDIVISION PLAN Form B

COMPLETE

This application shall be completely filled out prior to filing with the CPDC, with exception to the Town Clerk filing, which shall occur after receipt by the Community Development office. This application shall be submitted with sixteen copies of all plans and documents, filed in a manila envelope for distribution purposes. The correct application fee must also be received with the application. Applicant shall submit a request for a Certified List of Abutters, and stamped envelopes for mailing to said abutters. Applicant shall be billed directly for legal advertisement by the local newspaper. CPDC reserves the right to hire outside consulting services, pursuant to Section 3.6.4 of the Rules and Regulations to review subdivision projects, at the expense of the applicant. CPDC reserves the right to deny subdivision approval for incomplete filings at the date of submission.

In accordance with the requirements of Section 81-T of Chapter 41 of Massachusetts General Laws for the Commonwealth of Massachusetts, this application has been filed with the Reading Board of Health and the Reading Town Clerk on this day of:

Received for the Board of Health by: _____

Received for the Town Clerk by: _____

Initial of Conservation Administrator as to preliminary review of wetland resource areas: _____

Notes: _____

The undersigned herewith submits the accompanying Definitive Plan for property located in the Town of Reading as indicated below as a subdivision under the requirements of MGL Chapter 41, Section 81-L and the Reading Rules and Regulations Governing the Subdivision of Land as most recently amended.

Applicant Signature _____

Date _____

Signature of Owner,

if not the applicant _____

Date _____

NAME OF PROJECT Lyle Estates

Proposed Name of Ways Lyle Estates

Current Street Address of Property 364 Lowell Street (Route 129) Reading MA. 01867

Assessors Plat 26 **Lot** 157

Deed recorded in Salem **Registry Book** 61643 **Page** 167

Total land area to be subdivided 2.754 Acres **Number of total lots**
Four

Zoning District S-15 **Minimum Lot area** 15,000 SF **Minimum frontage**
100' (Attach calculations proving compliance with lot configuration, upland requirements and all other dimensional regulations for this zoning district)

The property does X does not _____ contain wetlands.

Project Name _____

If property contains wetlands, date of submission for Notice of Resource Area
Delineation to the Conservation Commission July 25, 2013 DEP NO. 270-0616

Name of Applicant Jamieson Properties LLC
Address 627 Main Street Suite 1 Woburn MA. 01801
Phone Number 781-933-5783 Fax number 781-938-0805

Owner (if different than applicant) _____
Address _____

Lead Design Professional ASB design group llc
Address 363 Boston Street Reading MA. 01867
Phone # 978-500-8419 Fax # N/A

Applicant's Attorney Law Office of William F. Crowley
Address 159 Haven Street, Suite 1 Reading MA. 01867
Phone # 781-942-2233 Fax # 781-942-0292

REQUEST FOR WAIVERS WITH JUSTIFICATION

Section reference	Justification
<u>(See Attached)</u>	_____
<u>(See Attached)</u>	_____
<u>(See Attached)</u>	_____

All requested waivers must be listed as part of the application. Attach separate sheet if necessary. Justification shall be pursuant to Section 3.8 of the Rules and Regulation.

Proposed Easements and Restrictions on Lots _____
Existing and proposed easements defined and shown on Sheet C4. _____

Easement documentation must be received twenty-one days prior to endorsement of subdivision.

List of Plans accompanying application: Sheets 1-16 and Figure 1

List of Documents Accompanying Application: Drainage Report, Project Data/Environmental Report

Any revisions to the above-noted plans/ documents must be received four (4) business days prior to a CPDC meeting, or they will be reviewed at the next hearing. The applicant shall not enforce the action date based upon this deadline.

List of all other requirements and permits necessary prior to the issuance of building permit(s):
Notice of Intent – Reading Conservation Commission, NPDES General Permit

List of all previous permits, applications, or appeals for this property: _____

FEE AMOUNT ATTACHED \$ _____ **.00**

The submitted set of plans, to the best of my knowledge, conforms to the Rules and Regulations Governing the Subdivision of Land in Reading, as most recently amended.



Signature :

Firm Name: ASB design group llc

Date: April 26, 2016

of Engineer: Thad Berry

License number: 41258

For Department use

Application Received by _____ Date received _____
Date of First Hearing _____ Action date _____
Dep't circulation/DRT meeting date _____

CHECKLIST OF SUBMISSION DONE BY _____

- ☐ Title Sheet with locus and signature block
- ☐ Layout Plan
- ☐ Existing Conditions/Topography
- ☐ Proposed Grading Plan
- ☐ Zoning Compliance Calculations/Information
- ☐ Existing/Proposed Utilities
- ☐ Wetland Resource areas
- ☐ Stormwater Management System/Drainage Calc's
- ☐ Construction Details
- ☐ Way and Profile Plan
- ☐ Traffic Study
- ☐ Environmental Impact Report
- ☐ Soils Information
- ☐ Street Tree Planting
- ☐ Tree Preservation

Date of Decision _____

Date of Endorsement _____

Town of Reading
Community Development and Planning Commission
Definitive Subdivision Filing

Project Name _____

Release from Covenant _____	Lots Released _____
Bond Reductions _____	_____
_____	_____
Release of Bond _____	_____
Acceptance of Road (TM date) _____	_____